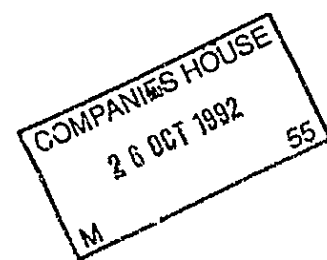


Cussins South Limited
Annual report
for the year ended 31 December 1991

Registered no: 1333209



Coopers
& Lybrand
Deloitte

Cussins South Limited

Annual report for the year ended 31 December 1991

	Pages
Directors' report	1 - 2
Report of the auditor	3
Profit and loss account	4
Balance sheet	5
Statement of source and application of funds	6
Notes to the financial statements	7 - 9

Directors' report for the year ended 31 December 1991

The directors present their report and the audited financial statements for the year ended 31 December 1991.

Principal activities

The company is a property developer. During the year the company acquired the residential work in progress from Cussins Green Developments (No 22) Limited.

Results for the year

The profit for the financial year after taxation was £332,526, (1990: £Nil).

Directors

The directors holding office during the year were:

P I Cussins	
J R Anderson	
W I Waites	
J W Anderson	
J A MacKenzie	(resigned 31 July 1991)
J K Livingstone	(resigned 31 July 1991)
M P Windle	(appointed 31 July 1991)
D O Robertson	(appointed 31 July 1991)
G Hall	(appointed 31 July 1991)

Directors' interests in shares of the company

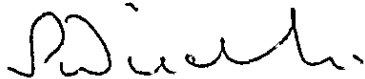
None of the directors held any shares in the issued share capital of the company. The directors' interests in the issued share capital of other companies in the Cussins Property Group plc of which they are not themselves directors, are as follows:

	Cussins Property Group plc 20p fully paid ordinary shares	
	31 December 1991	1 January 1991
J R Anderson	13,493	13,493
J W Anderson	6,537	6,537
M P Windle	1,875	1,875
G Hall	9,095	9,095

Auditor

From 1 June 1992 the auditor, Coopers & Lybrand Deloitte, will practise in the name of Coopers & Lybrand. A resolution to reappoint the firm will be proposed at the annual general meeting.

By order of the board



Secretary
8 May 1992

**Report of the auditor to the members of
Cussins South Limited**

We have audited the financial statements on pages 4 to 9 in accordance with Auditing Standards.

In our opinion the financial statements give a true and fair view of the state of the company's affairs at 31 December 1991 and of its profit and source and application of funds for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Coopers & Lybrand Deloitte

Chartered Accountants and Registered Auditor
Newcastle upon Tyne
8 May 1992

**Profit and loss account
for the year ended 31 December 1991**

	Notes	1991 £	1990 £
Turnover		1,693,924	-
Cost of sales		(1,473,522)	-
Gross profit		220,402	-
Other operating income		212,062	-
Operating profit		432,464	-
Interest payable and similar charges	3	(85,648)	-
Profit on ordinary activities before taxation		346,816	-
Taxation	4	(14,290)	-
Profit on ordinary activities after taxation		332,526	-
Dividends		-	-
Retained profit for the year	9	332,526	-

Balance sheet at 31 December 1991

	Notes	1991 £	1990 £
Current assets			
Stocks	5	811,918	-
Debtors	6	1,752,456	32,771
Cash at bank and in hand		250	2
		<u>2,564,624</u>	<u>32,773</u>
Creditors: amounts falling due within one year	7	(2,298,521)	(99,196)
Net liabilities		<u>266,103</u>	<u>(66,423)</u>
Capital and reserves			
Called-up share capital	8	2	2
Profit and loss account	9	266,101	(66,425)
		<u>266,103</u>	<u>(66,423)</u>

The financial statements on pages 4 to 9 were approved by the board of directors on 8th May 1992 and were signed on its behalf by:

Director



**Statement of source and application of
funds for the year ended 31 December 1991**

	1991 £	1990 £
Source of funds		
Profit before taxation	346,816	-
Total funds generated from operations	<u>346,816</u>	<u>-</u>
Funds from other sources		
Group relief received	30,996	-
Net source of funds	<u>377,812</u>	<u>-</u>
The net source of funds is represented by the following increase in working capital:		
Stocks	811,918	-
Debtors	1,752,456	-
Creditors	(1,664,415)	-
	<u>899,959</u>	<u>-</u>
Movements in net liquid funds:		
Cash at bank and in hand	248	-
Bank overdraft	(522,395)	-
Increase in working capital	<u>377,812</u>	<u>-</u>

**Notes to the financial statements
for the year ended 31 December 1991****1 Principal accounting policies**

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below.

Basis of accounting

The company prepares its financial statements on the historical cost basis of accounting. In the financial statements the following accounting policies have been adopted.

Turnover

Turnover represents legal completions of houses during the year.

Stock

Land and site development is valued at the lower of cost and net realisable value. Amounts held in stock represent costs incurred on developments, less any provisions for foreseeable losses and applicable payments on account.

2 Directors remuneration

No emoluments were paid to any director of the company during the year (1990: £Nil).

3 Interest payable and similar charges

	1991 £	1990 £
On overdrafts, payable within five years	<u>85,648</u>	<u>-</u>

4 Taxation

	1991 £	1990 £
United Kingdom corporation tax at 33.25%:		
Group relief		
Current year	<u>14,290</u>	<u>-</u>

5 Stocks

	1991 £	1990 £
Land and site development at cost	<u>811,918</u>	<u>-</u>

6 Debtors

	1991 £	1990 £
Amounts falling due within one year		
Trade debtors	8,242	-
Amounts owed by group undertakings	1,657,277	-
Group relief receivable	-	32,771
Prepayments and accrued income	<u>86,937</u>	<u>-</u>
	<u>1,752,456</u>	<u>32,771</u>

7 Creditors: amounts falling due within one year

	1991 £	1990 £
Bank overdraft	522,395	-
Trade creditors	48,862	-
Amounts owed to group undertakings	1,679,177	99,196
Group relief payable	12,515	-
Other taxation and social security	2,467	-
Accruals and deferred income	<u>33,105</u>	<u>-</u>
	<u>2,298,521</u>	<u>99,196</u>

The bank overdraft is secured by a fixed charge over the land and site development stocks and work in progress.

8 Called-up share capital

	1991 £	1990 £
Authorised 100 ordinary shares of £1 each	<u>100</u>	<u>100</u>
Allotted, called up and fully paid 2 (1990: 2) ordinary shares of £1 each	<u>2</u>	<u>2</u>

9 Profit and loss account

	£
Balance at 1 January 1991	(66,425)
Retained profit for the year	<u>332,526</u>
At 31 December 1991	<u>266,101</u>

10 Ultimate and immediate parent companies

The company's ultimate holding company is Cussins Property Group plc, a company registered in England and Wales.